1083

(Oct. 1990)
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. NAME OF PROPERTY

HISTORIC NAME: Granger House & The Perch
OTHER NAME/SITE NUMBER: N/A

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2. LOCATION

STREET & NUMBER: 805 West 16th Street
NOT FOR PUBLICATION: N/A
CITY OR TOWN: Austin
VICINITY: N/A
STATE: Texas **CODE:** TX **COUNTY:** Travis **CODE:** 453
ZIP CODE: 78701-1519

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3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (_x_ nomination) (__ request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (_x_ meets) (_ does not meet) the National Register criteria. I recommend that this property be considered significant (_ nationally) (_ statewide) (_x_ locally). (__ See continuation sheet for additional comments.)

Signature of certifying official
Date 10/17/2006

State Historic Preservation Officer, Texas Historical Commission
State or Federal agency and bureau

In my opinion, the property ___meets ___does not meet the National Register criteria. (__ See continuation sheet for additional comments.)

Signature of commenting or other official
Date

State or Federal agency and bureau

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4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

	Signature of the Keeper	Date of Action
✓ entered in the National Register ___ See continuation sheet	for Edson H. Beall	11·29·06
____ determined eligible for the National Register ___ See continuation sheet		
____ determined not eligible for the National Register		
____ removed from the National Register		
____ other (explain): ______________		

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

NUMBER OF RESOURCES WITHIN PROPERTY:

	CONTRIBUTING	NONCONTRIBUTING
BUILDINGS	2	0
SITES	0	0
STRUCTURES	0	0
OBJECTS	0	0
TOTAL	2	0

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

Name of related multiple property listing: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC/single dwelling, secondary structure=garage

CURRENT FUNCTIONS: DOMESTIC/single dwelling, secondary structure=garage

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: MODERN MOVEMENT=Ranch Style, International Style

MATERIALS:		
	FOUNDATION	CONCRETE
	WALLS	ASBESTOS, BRICK, STUCCO, METAL=steel, WOOD
	ROOF	ASPHALT
	OTHER	METAL=steel, aluminum

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-9).

NARRATIVE DESCRIPTION

The 1951 Granger House and 1938 garage apartment, nicknamed 'The Perch', sit on an ample wooded lot on West 16th Street, northwest of Downtown Austin. The main house sits on the front of the lot and is distinguished by low, horizontal proportions and raw exposed materials such as salvaged brick and unpainted corrugated cement-asbestos siding. Although the house appears to be one story from the street, the lot slopes away from the street revealing a lower floor built into the hillside on the south side. The two-story rear elevation is an almost solid wall of large pane aluminum windows. The extensive glazing and the use of materials continuously as exterior and interior cladding create a seamless interplay between the indoors and outdoors, a hallmark of the midcentury Ranch Style. The Perch, a two-story square-plan building with a garage on the ground level and studio apartment above, is located on the rear of the lot. White stucco covers the innovative welded steel frame. The smooth stucco skin, continuous band of unadorned steel windows, and asymmetrical geometric massing make it an excellent representation of the International Style and a rare residential example. Both buildings take advantage the slope and wooded lot to create a sense of being surrounded by nature. The property is nominated to the National Register under criterion C in the area of architecture; The Perch for International Style, and the Granger House for Ranch Style. Both are excellent condition and retain a high degree of integrity.

Geographic Setting and Site

The Granger House sits on a wooded lot in the Judges' Hill neighborhood near downtown Austin. The neighborhood preserves its original character despite development pressure and the encroaching downtown. Until a few years ago, it was possible to view the Capitol from the neighborhood; however, taller buildings now obscure the view. Approximately a quarter of the neighborhood's forty houses are registered historic buildings, and more qualify. Most homes are large scale and styles range from Italianate, Greek Revival, Craftsman, International to Midcentury Modern.

The Granger House faces north onto 16th street, a quiet residential street, only one block off 15th, a major east-west route in Austin. The lot slopes towards the south, with the highest point at the front of the property. Behind the property is a a vacant city-owned site with a creek bed and mature trees which shields the buildings from the busy intersection. The Granger House is set back from the street approximately twenty feet, following the generous setback characteristics of the neighborhood. The western side is only a few feet away from the neighboring lot, while the east contains a driveway leading to The Perch. The Perch is located at the back of the property, and the wooded lot behind the property gives the site a sense of seclusion. The design of the Granger House integrates the sloping site by placing a floor underneath the first, instead of building up a second story. It results in a dramatic composition, where the ground floor is only visible by entering the house or walking around the back of the house. In contrast, the more vertical two-story Perch is on a flat portion of the lot, sitting as an object in the landscape.

Exterior of the Granger House

The main house is two stories, though from the main façade, only one is visible. The two stories will be referred to as the upper level for the main floor, visible from the north façade, and lower level for the floor that merges with the slope. The house it a side facing T plan, with a carport forming the southwest arm of the T. The driveway accesses the carport then continues behind the house and terminates at the perch. A screen of horizontal steel slats separates the walk from the carport. The north side of the front yard is landscaped with a sunken lawn area and a brick wall integrating a rectangular koi pond running along the walk. Cladding on the house is a mix of unpainted (gray) corrugated asbestos panels and red brick. The built up roof is flat and not visible from any elevation.

The front elevation is an asymmetrical, long rectangular volume that emphasizes the horizontal with a unifying flat roof. It is a tripartite composition differentiated by materials and size. The eastern section is the longest. It is clad with corrugated cement-asbestos panels oriented vertically. The panels are interrupted by three evenly spaced aluminum windows. Below the panels, revealing the presence of a lower level, is a narrow band of brick with half windows directly below those of the main level. The middle portion is the smallest and contains the recessed entryway. Two steps lead from the walkway to a poured concrete platform. The north-facing wall of the entry is a salvaged light red variegated brick that appears throughout the house. The solid wood burgundy door is set asymmetrically on the south end of the wall, while a narrow band of metal windows run the entire length of the wall above the door creates a stylized transom. The sidewalls of the recessed entry are cement-asbestos panels. The canopy soffit is unpainted tongue and groove redwood that continues inside, blending the exterior with the interior –a theme repeated throughout the house. The west end of the front elevation is arm of the T with a heavy brick wall that moves forward towards the street, delineating the carport. The roof extends from the house as well, and the ceiling is clad with smooth cement-asbestos panels. The floor is poured-concrete.

The west elevation would be visible from the driveway but is almost completely obscured by bamboo. It is similar to the east end of the front façade, clad with the corrugated cement-asbestos panels, and brick below identifying a lower level. The north end consists of four aluminum casement windows on both floors. Towards the south, the topography slopes down, fully revealing the brick lower level. The rear-facing arm of the T plan is created by an upper level screened porch which extends beyond the lower level supported on three round steel columns.

The south elevation is in sharp contrast to the very private north/ street elevation. It opens up completely to a patio and the wooded site beyond. Only glass and screens separate the exterior from the interior. Heavy brick walls flank the sides of the bottom floor, with glass and aluminum windows as infill. The south elevation follows the same rhythm as the front of the house, having three parts: west, middle and east. The west portion is distinguished by the projecting screened porch. The middle is again the smallest section and contains the exterior door and a dramatic floating stairwell. It is also slightly recessed and the soffit of the upper roof is clad with the same redwood used in the entryway, continuing the connection between the exterior and the interior, as well as the front and back of the house. The bottom floor recesses even further than the top, leaving the stair run as a cantilevered extension of the top floor. It is the only diagonal in the whole composition. The east end is much simpler having solid walls of aluminum windows both above and below. Like the west end, the brick wall of the east elevation terminates the elevation. All windows are operable, except for three that have smooth cement-asbestos panels instead of glass.

The east elevation is very simple like the west, but slightly more articulated. It has operable aluminum casement windows and corrugated cement-asbestos panels on the upper level and brick below. There are two windows on this side, aligned vertically on each floor. Because of its proximity to the property line it is the least public elevation. Electric meters and other utilities are grouped toward the front, the northeast corner.

Interior of the Granger House

The main floor is divided into three areas corresponding to the exterior articulations. The narrow center portion houses the entryway and stairwell. The west end contains the public spaces of the kitchen, dining, living room and screened porch, while the east end contains a bathroom and master bedroom. The lower level is also divided by the central circulation area, an office/den on the west end and a mother-in-law apartment on the east. Flooring varies throughout the house and includes saltillo tile in the entry, cork in the living and dining rooms, carpet in the bedroom, and linoleum downstairs. Most wall and ceiling finishes are drywall, although a few areas are accented with wood veneer paneling or the corrugated asbestos panels. According to research by the architect Jay Farrell during the renovation, the brick used throughout the was salvaged from an old brick kiln near Town Lake. The distinctive roughness and imperfections of the brick, contrast with the crisp aesthetic of other mass-produced/industrial materials such as concrete and metal. An innovative structural system of pre-cast concrete members for ground and upper floors in the west wing of the house are left exposed creating an interesting ceiling pattern on the west side of the lower level.

The entry area is designed to emphasize the interior/exterior continuity. Corrugated asbestos panels on the walls and the redwood ceiling run seamlessly from the outside in and back out again. Heavy gauge metal mesh panels set in frames of rounded wood create a balustrade for the stairwell. The stairs have oak treads and wire glass risers providing a view of the outside between the stairs and creating the look of a floating stair.

To the west of the entry hall the kitchen, dining room and living room are contained in one almost continuous space. The dining room is divided from the living room by a freestanding brick fireplace with cantilevered concrete hearth on the living room side. The west wall of the living room is wood panels and the south wall is comprised of sliding glass doors leading to the screened porch.

Throughout the interior, the wall of windows on the south is a dominant design feature. The north side contains very few windows while the south treats the wooded lot like another room.

Preservation and Integrity
Despite the wear of time and a recent renovation, the Granger House retains its original fabric, footprint and architectural integrity. In 1998, when the current owners bought the house, very few alterations had been made to the original design, but the effects of time and weathering were increasing. On the exterior, ivy covered the front of the house, completely hiding the corrugated cement-asbestos panels, and the flat roof was leaking. Inside the house, additional lights and plugs appeared with surface wiring. In the living room, a wood parquet floor replaced the original cork, which burned in a minor fire and an important section of the interior asbestos panel had been painted several times.

Jay Farrell, an Austin architect, was in charge of the renovation that involved reversing alterations and weather damage, adapting several of the interior spaces to new programmatic needs and a harmonious landscape design. The owners, as well as the architect, took special care in remaining true to Mr. Granger's original design. At that time, the house needed new electrical service and wiring, new plumbing, and an entirely new mechanical system. There was evidence of major past leaks in the old built-up roof and it provided little insulation. Some windows leaked in heavy rains and lacked crank hardware. Joints between the corrugated exterior siding panels had deteriorated exposing the underlying felt to the elements, which caused some wood framing to rot.

To solve water infiltration and the lack of insulation, a new torch down system with four-inch thick lightweight rigid insulation replaced the old built up roof. The new roof tapers toward the edges so that it is not visible from the ground but provides sufficient drainage. New gutters divert water from the walls and windows. These mimic the size, line and material of the original edge flashing for the roof. Removal of the ivy from the front façade and the paint from the asbestos panels restored important design features.

On the interior, public and private spaces were retained in their original location although two bedrooms were combined to make a master suite and the kitchen was updated.

Exterior of The Perch
Located in the southwest corner of the property, The Perch sits on the edge of the landscaped portion of the lot before it slopes dramatically to a creek bed and 15th Street. The small garage apartment is an all steel frame building supported by six pipe columns. These are independent from the walls. None of the walls are load-bearing, allowing large expanses of ribbon windows, characteristic of the International Style on the second floor. Following the same fashion, the stucco reads as a taught skin, or membrane, interrupted only by unadorned window openings. The flat roof overhangs only towards the south, providing passive solar shading.

Even though the four façades of the building have different compositions, they have the same minimal language and limited material palette of stucco and casement windows. The north elevation is the simplest of all. It is symmetrical, containing the entrance to the garage on the bottom and a long strip of steel casement windows, close to the roofline. The current garage door is not the original; it is a metal curved track operated roll-up door.

The entrance to the apartment is on the west elevation. A wooden staircase with steel handrails, supported by two round steel columns, leads to the doorway. The owners have the original door, which they describe as wood with a sailors window. Currently, there is an aluminum screen door and a wood door. To the left of the door is a metal casement window. An overhang that protects the landing from the western sun and rain.

To the southwest begins the most impressive feature of the garage apartment. The first floor recedes, exposing two of the six steel pipe columns that support the house. The second floor extends almost like a balcony with steel casement windows wrapping around the southern edge, turning corners from east to west. This ribbon window is only possible because of the welded steel structural system that frees the façades from loads. Topping the ribbon windows and adding even more drama is an overhang, which hints about the skeleton of the building. The overhang and projecting second floor cast striking shadows on the southern façade. There are no openings on the ground floor of this elevation. This is the only symmetrical elevation.

The east façade is very similar to the west, without the stair and overhang. Instead, on the northeast corner are two casement windows and no openings on the ground floor.

Interior of The Perch
The first floor of The Perch contains a two-car garage. The grid of round steel columns is visible. The second floor contains a studio apartment. The six hundred and twenty five square foot space feels expansive and comfortable despite the small proportions. The architect arranged the open plan in quadrants. The northwest contains the services and storage, being the only enclosed part of the apartment. The living space forms a U around the service areas maximizing the uninterrupted views. The ribbon windows, which wrap the north, east and west sides, provide a 180 degree view of the wooded back of the lot and the feeling of being perched in a tree. The grid of columns is visible in the open interior space. The floors are hardwood and the walls are wood panels that have been pained.

Summary of Integrity
The setting, the sloping wooded and landscaped lot, which is integral to the design of both buildings, remains intact and landscaping has enhanced the effect. The materials, including brick, asbestos panels, and redwood, which are used to emphasize the interplay of interior and exterior, are intact and have been restored on the main house. The stucco cladding and metal windows, which define the International Style Perch, are also intact. Both buildings were designed and

occupied by architect Charles Granger and have had only two subsequent owners, limiting changes to the original design. For these reasons, the Granger House and Perch retain a high degree of Integrity.

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

___ **A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
___ **B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
_x_ **C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
___ **D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: ARCHITECTURE

PERIOD OF SIGNIFICANCE: 1938-1951

SIGNIFICANT DATES: 1938, 1951

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Charles Thomson Granger

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-10 through 8-12).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-13 through 9-14).
PREVIOUS DOCUMENTATION ON FILE (NPS): N/A
_ preliminary determination of individual listing (36 CFR 67) has been requested.
_ previously listed in the National Register
_ previously determined eligible by the National Register
_ designated a National Historic Landmark
_ recorded by Historic American Buildings Survey #
_ recorded by Historic American Engineering Record #
PRIMARY LOCATION OF ADDITIONAL DATA:
x State historic preservation office *(Texas Historical Commission)*
_ Other state agency
_ Federal agency
x Local government
_ University
_ Other -- Specify Repository:

In 1938, after working in Los Angeles with renowned architect Richard Neurta, architect Charles Granger returned to his hometown of Austin. While setting up his practice with Arthur Fehr, Granger designed an International Style studio apartment for he and his wife. Nicknamed The Perch for its view of the treetops, the two-story and garage apartment clearly shows the influence of Neutra on Grangers work. After leaving Austin again in the 1940s for War work and graduate study at Cranbrook Academy, Granger returned to Austin and resumed his practice with Fehr. In 1951 Granger designed a larger home on the same lot to accommodate his growing family. The main house represents a midcentury modern aesthetic with a low horizontal profile, the experimental use of surface materials and an interplay between the interior and exterior. Although the two homes are only separated by twelve years, the pre-war International Style Perch and the post-war Ranch style main house reflect not only the time in which they were built but the influence of Granger's prominent mentors. The Granger House and The Perch are nominated for listing in the National Register of Historic Places at the local level of significance under Criterion C, in the area of Architecture, as exemplary of Mid Twentieth Century Ranch and International styles respectively.

The Granger House is located in the Judges Hill neighborhood of Austin. The neighborhood dates to 1851, when Elijah Sterling Clark Robertson bought a piece of land and built a house at 18th and San Gabriel Street. Several judges, including some that sat on the Texas Supreme Court, lived there at one time giving the name to the area. Today the neighborhood is characterized by high style residences in a broad range of late-nineteenth to mid-twentieth century styles.

Charles T. Granger, Jr. (1913-1966) was born in Austin, Texas. His path towards the architecture profession began early. At fourteen, he took a drafting course in his public school and "became completely infatuated with the beautiful drawings and the wonders of what a trained hand could do with a simple pencil or pen." (P/A, "The Architect and his Community", 91) After graduating high school, he went directly to the University of Texas at Austin, School of Architecture. During a summer break, he met his future partner, Arthur Fehr, while working as a drafter for the National Park Service project of Bastrop State Park. Fehr was also a UT School of Architecture alum who did graduate work at Columbia, the Beau Artes Institute, and New York University. After graduation, in 1936, Granger moved to Los Angeles where he worked for noted modern architect, Richard Neutra, the first of several significant architects who mentored and influenced Granger's career.

In 1938, after his work in Los Angeles, he returned to Austin and joined Arthur Fehr, who had opened a private practice. Together, they formed Fehr & Granger. Their office consisted of a single drafting board in the back of Peter Mansbendel's studio, a prominent wood carver in Austin. While setting up his practice, Granger also designed his own residence. The Judges Hill lot was a wedding gift from his wife's parents, and on it granger constructed the tiny studio above a garage on the back of the lot, clearly intending to expand later on.

World War II interrupted the practice. Commissions dropped off and both Fehr and Granger took jobs with the federal government designing army camps and airplane assembly lines. In 1944, Granger received a Fellowship from Michigan's Cranbrook Academy where he earned a Masters of Arts in Architecture and Urban Design in 1946. Cranbrook exposed him to the work of Mies van der Rohe and he worked briefly with the influential firm Saarinen & Swanson at Bloomfield Hills, Michigan. At the end of the War, in 1946, he returned to Austin resuming the Fehr & Granger partnership.

Soon after returning to Austin for the second time Granger went to work on the larger main house to accommodate his growing family. Granger and his wife eventually had four children, three of whom left handprints in wet concrete in front of the house. The girls bedroom and master bedroom were located upstairs (now converted into one room), and the boys room and a study/rec room were located in the westen portion of the downstairs, while a separate in-law apartment occupied the east end.

The firm continued to flourish and Fehr and Granger received many awards and recognitions in the post-war years. The bibliography, Section 9, contains a list of articles from prominent architecture magazines and others. Their first recognition was a Design Merit Award from *Progressive Architecture* (P/A) for an Austin clinic, in 1948. They won four consecutive "Honor Award in Texas Architecture" at the State Fair of Texas. The awarded projects were the residence of Mr. and Mrs. Joseph T. Sneed in Austin (1953), O. Henry Junior High School in Austin (1954), Saint Stephen's Chapel in Austin (1955), and Clifton Hall, a girl's dormitory at Texas Lutheran College in Seguin (1956).

In 1957, Fehr and Granger designed and built a larger office building, undoubtedly as a result of their success. The office building on 15th and Trinity Street overlooking a creek is two-stories raised on concrete piers to provide parking underneath. The modern aesthetic present in the Granger house is evident in their offices as well. The building is a simple flat-roofed box with red brick side walls and continuous recessed windows shaded by deep overhangs on the north and south elevations. The architects occupied most of the second floor, where they had individual offices, conference room, workroom and space for thirty drafters. The first floor was rental space, originally occupied by a structural engineering firm. The basement, or ground floor, had mechanical and storage rooms, a model building room and parking space for ten cars. Today, it is the Ronald McDonald House and has bee considerably altered.

In 1958, P/A dedicated a fifteen page article to the office of Fehr & Granger, titled "The architect and his community: Fehr and Granger—Austin, Texas". It describes how the practice began and grew, how the staff was organized, how they handled commissions, and examples of recently completed work. In the article, the firm describes their design goals: "We sound the client's tastes and desires and then try to elevate these wishes and give the structure something extra. We try to give a living space charm; a church a feeling of awe; and a work space a pleasant atmosphere to add interest and excitement to the time spent there".

In 1959, Fehr and Granger was the only firm in the country to receive two awards in *Progressive Architecture's* Sixth Annual Design Awards Program. They won a Design Award for the Robert Mueller Municipal Airport and an Educational Award Citation for the Hillview Unit for Brown Schools, Inc. Again, in 1961, they received another P/A award for the Robert Mueller Municipal Airport

Like his own home, many of the firm's commissions feature a mix of exterior cladding, both natural and man made, large expanses of metal windows and site sensitive design.

In 1966, Charles Granger became a fellow to the American Institute of Architects. Soon after, Mr. Granger, his wife and one of their sons died in a tragic automobile accident. Their three other children still live in Austin today. The firm continued to operate under the name Fehr & Granger until 1972, when it became Emerson-Fehr-Newton.

Three years before their sudden deaths, the Grangers sold the house. Dr. William Denham, a Baptist minister, and his wife Louise, an avid antiques collector, purchased the house in 1963. According to the current owners, William Denham had been a minister at a Houston church but was ousted for advocating for its integration. The Denham's rented the house from the Grangers first and then purchased the home with the Grangers providing most of the financing. The Denham's remained in the Granger House for thirty years, leaving it virtually unchanged. Louise Denham passed away in 1997 and in 1998 current owners Jeff Harper and Mark Seeger bought the house. Making them only the third owners of the property.

Architectural Significance

Although constructed only twelve years apart, the two buildings are products of very different times and as well as influences on Granger's career. The pre-war Perch is an example of a largely European influenced style designed early in Granger's career, while the main house, built in the post-war boom years reflects a more prosperous time in the nation as well as Granger's professional life. Both buildings however, are meticulously designed and carefully executed examples of their respective styles.

International Style Architecture and The Perch

The International Style developed in Europe between the two World Wars. One of the foremost proponents of the style, LeCorbusier, used the term "machines for living" to describe the unromantic functionality of the style. International Style architects employed new building technologies, particularly steel framing and non-load bearing walls allowing for the extensive use of ribbon windows and cantilevers. The style rejected historical precedents and featured almost no surface ornamentation. Emigrating European architects including Austrian born Richard Neutra brought the International Style to the United States. The style never became as popular in the US, perhaps due to its introduction during the depression and a time when period revivals dominated American residential architecture. According to Virginia and Lee McAlester, the International Style in the US is "primarily architect-designed style [and] relatively rare. Most landmark examples date from the 1930's and occur principally in fashionable suburbs in the northeastern states and in California" (469). This makes The Perch not only a unique example within the work of Fehr and Granger, but an extremely rare example of a residential style in the region.

Midcentury Ranch Architecture and the Granger House

The Midcentury Ranch style was popularized during the post-war building boom. Like the International Style it was based on a rejection of historical precedents, but unlike its predecessor the Ranch Style became hugely popular in the United Stated dominating the residential landscape in the 1950s and 1960s. Ranch Style is a broad category that generally connotes a one-story house with low-pitched roof, usually rambling, asymmetrical, and minimally ornamented. There is a broad variation within the style including some that employ colonial revival or other traditional elements. The Granger House fits into a sub category Virgina and Lee McAllestar call Contemporary, or, American International; a primarily architect designed flat roofed version which often uses multiple exterior materials and stresses integration with the landscape (482).

The 1951 Granger House is an excellent example of this sub category of the Midcentury Ranch as it embodies the design principles of the era. Its features clean lines and a flat roof emphasizing the horizontal. The a near-absence of ornament is offset by the variation of wall textures including brick, wood and corrugated asbestos panels. Like many Ranch houses the orientation is toward the back rather than the street. The unassuming, and very private, front elevation is juxtaposed with absolute transparency with rear glass walls. The interplay of interior and exterior space is a clear indication of Grangers desire to integrate the house with its landscape.

Summary

When an architect is both designer and client, as with his own house, one can assume it reflects a particularly pure version of his architectural style. Designed by Granger after returning from the office of Richard Neutra, the Perch is an rare example of an International Style residence in Austin and likely the region. While the Midcentury Ranch is far from rare, the Granger house represents a fully formed architect-designed example of the style. Both buildings apply the design principles of their time with such success that they remain timeless buildings. The Granger House and Perch are nominated for listing in the National Register of Historic Places in the area of Architecture at the local level of significance.

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Progressive Architecture. “Doctors' clinics”. 1948 Dec., v. 29, p. 61-72.
Progressive Architecture. “Church : Austin, Texas”. 1949 July, v. 30, p. 39-42.
Progressive Architecture. “Four houses”. 1950 Aug., v. 31, p. 51-69.
Progressive Architecture. “P/A client critique: schools”. 1953 July, v. 34, p. 71-93, 96-99.
Progressive Architecture. “House: Dallas, Texas”. 1953 Apr., v. 34, p. 100-105.
Progressive Architecture. “Brooking memorial nurses' home, Gulf Coast Medical Foundation, Wharton, Texas”. 1953 Jan., v. 35, p. 103.
Progressive Architecture. “Specialized clinic”. 1954 July, v. 35, p. 92-93.
Progressive Architecture. “Church boarding school, Austin, Texas”. 1954 Apr., v. 35, p. 96-99.
Progressive Architecture. “Children's Medical Clinic, Austin, Texas”. 1956 Feb., v. 37, p. 120-121.
Progressive Architecture. “The architect and his community: Fehr and Granger, Austin, Texas”. 1958 Aug., v. 39, p. 89-104.
Progressive Architecture. “P/A Sixth Annual Design Awards”. 1959 Jan., v. 40, p. 105-167.
Progressive Architecture. “Municipal airport: Terminal Building, Robert Mueller Municipal Airport, Austin, Texas”. 1961 Nov., v. 42, p. 154-157.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES

	Zone	Easting	Northing
1.	14	620438E	3350514N

VERBAL BOUNDARY DESCRIPTION: City of Austin Lot 9, Division E

BOUNDARY JUSTIFICATION: Nomination includes all property historically associated with the building

11. FORM PREPARED BY with assistance from Hannah Vaughan, THC staff

NAME/TITLE: Ely Merheb-Emanuelli, UT graduate student

ORGANIZATION: University of Texas at Austin **DATE:** 2004

STREET & NUMBER: 3600 Greystone Dr. Apt. 517 **TELEPHONE:** 512 343 6179

CITY OR TOWN: Austin **STATE**: Texas **ZIP CODE:** 78731

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet Map-15)

PHOTOGRAPHS (see continuation sheet Photo-28)

ADDITIONAL ITEMS (see continuation sheets Figure 16- through Figure 27)

PROPERTY OWNER

NAME: Jeffrey Harper and Mark Wayne Seeger

STREET & NUMBER: 805 W 16th Street **TELEPHONE:** 512 474 2928

CITY OR TOWN: Austin **STATE:** Texas **ZIP CODE:** 78701-1519

Map 1 Current Site Plan

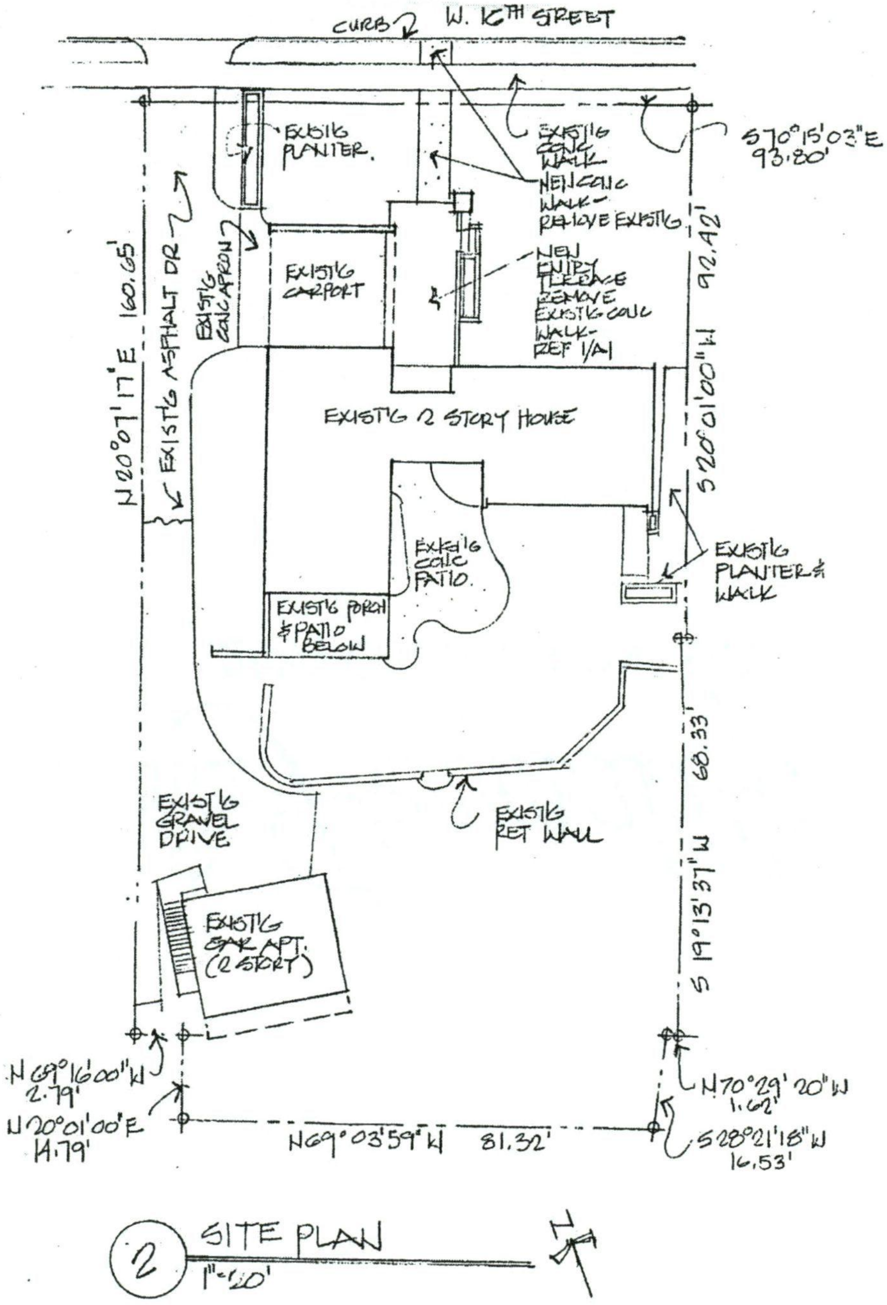

CURB
W. 16TH STREET
EXIST'G PLANTER.
EXIST'G CONC WALK
NEW CONC WALK - REMOVE EXIST'G
S 70°15'03"E 93.80'
EXIST'G ASPHALT DR
EXIST'G CONC APRON
EXIST'G CARPORT
NEW ENTRY TERRACE REMOVE EXIST'G CONC WALK - REF 1/A1
92.42'
N 20°07'17"E 160.65'
EXIST'G 2 STORY HOUSE
S 20°01'00"W
EXIST'G CONC PATIO.
EXIST'G PLANTER & WALK
EXIST'G PORCH & PATIO BELOW
68.33'
EXIST'G GRAVEL DRIVE
EXIST'G RET WALL
S 19°13'37"W
EXIST'G GAR APT. (2 STORY)
N 69°16'00"W 2.79'
N 20°01'00"E 14.79'
N 69°03'59"W 81.32'
N 70°29'20"W 1.62'
S 28°21'18"W 16.53'
2
SITE PLAN
1"=20'

Figure 1 Charles Granger

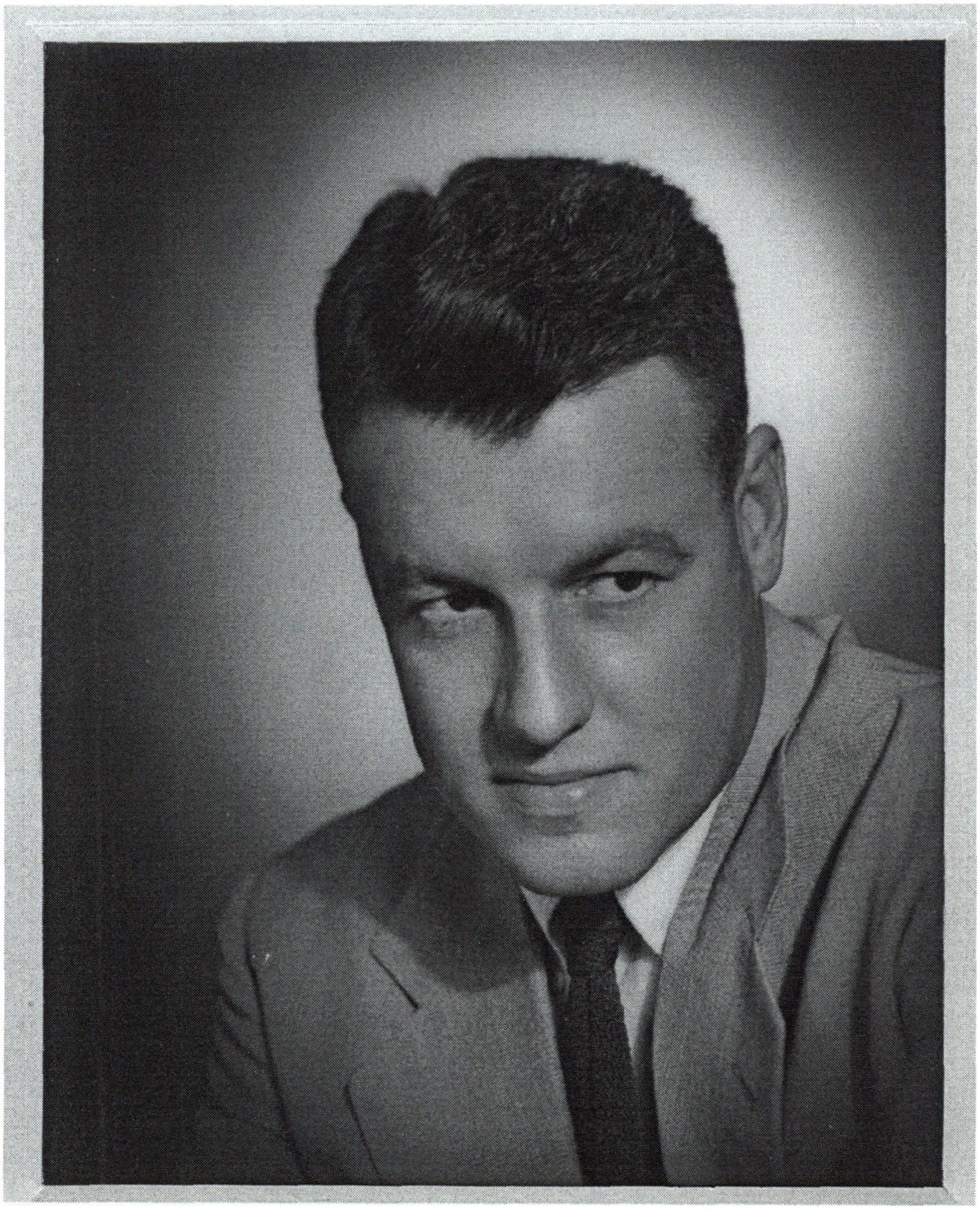


Figure 2 Granger House original lower level floor plan

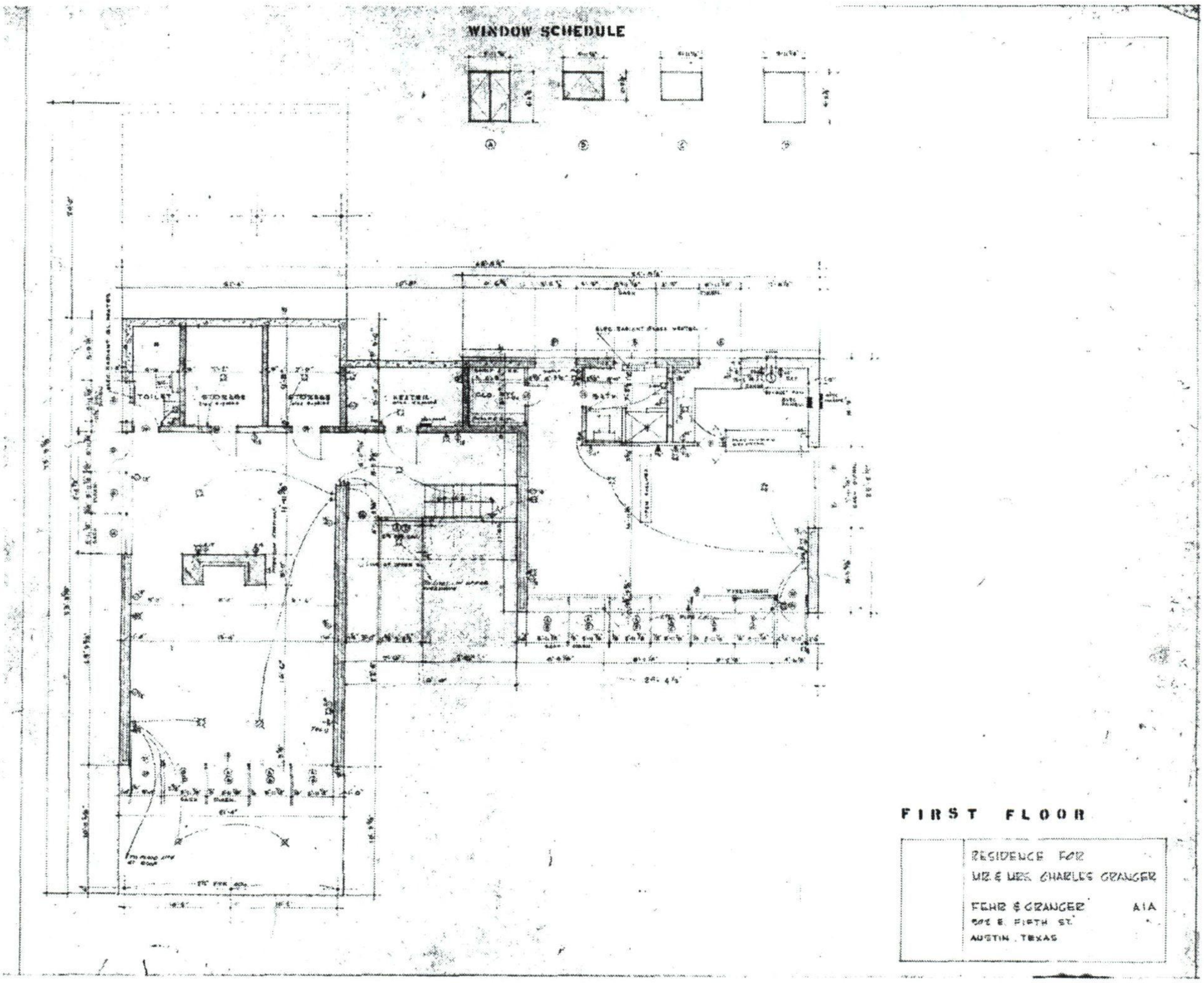

WINDOW SCHEDULE
TOILET
STORAGE
STORAGE
HEATER
BATH
ELEC. RADIANT GLASS HEATER
FIRST FLOOR
RESIDENCE FOR
MR & MRS CHARLES GRANGER
FEHR & GRANGER AIA
E. FIFTH ST.
AUSTIN, TEXAS

Figure 3 Granger House original upper level floor plan

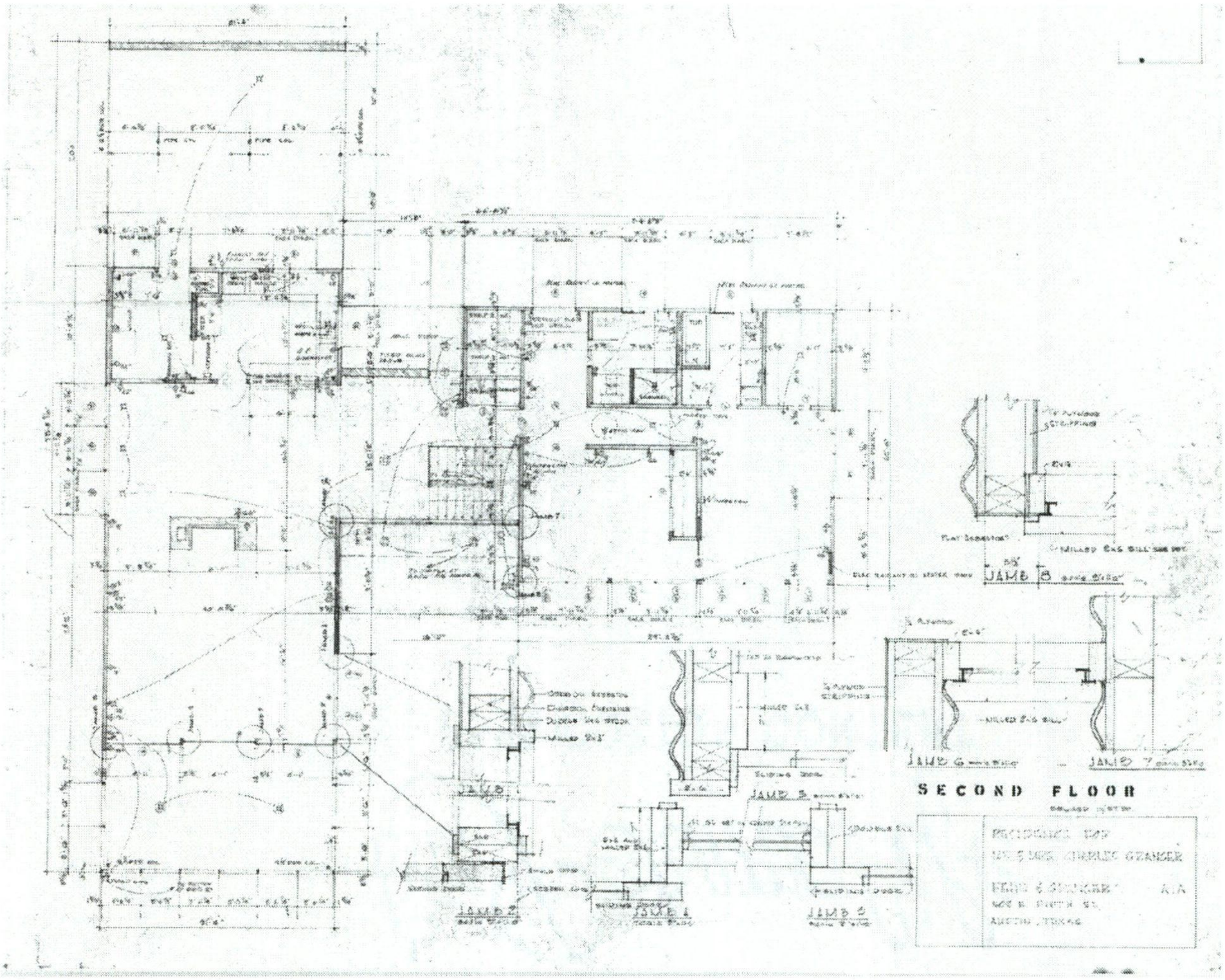

JAMB 8
JAMB 6
JAMB 7
JAMB 5
JAMB 2
JAMB 1
JAMB 3
SECOND FLOOR
RESIDENCE FOR
MR. & MRS. CHARLES GRANGER
FEHR & GRANGER A.I.A.
AUSTIN, TEXAS

Figure 4 Granger House current upper level floor plan (from remodel)

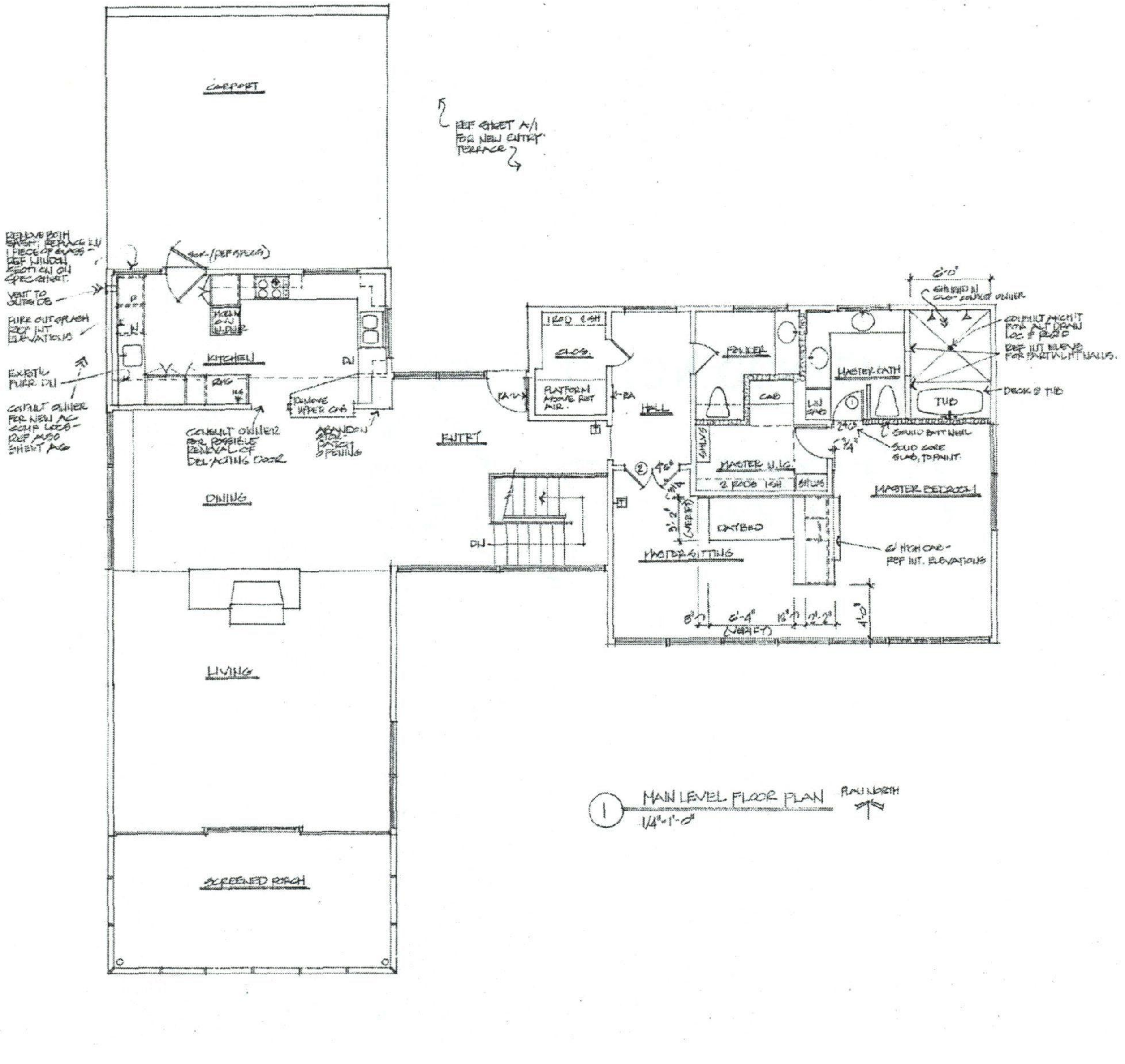

CARPORT
REF SHEET A/1 FOR NEW ENTRY TERRACE
REMOVE BOTH SASH; REPLACE W/ 1 PIECE OF GLASS - REF WINDOW SECTION ON SPEC SHEET
VENT TO OUTSIDE
FURR OUT SPLASH REF INT ELEVATIONS
EXISTG FURR DN
CONSULT OWNER FOR NEW AC COMP LOCS - REF ALSO SHEET A6
KITCHEN
REF
DW
REMOVE UPPER CAB
CONSULT OWNER FOR POSSIBLE REMOVAL OF DBL ACTING DOOR
ABANDON EXIST. PATCH OPENING
DINING
ENTRY
DN
1 ROD & SH
CLOS.
PLATFORM ABOVE RET AIR
RA
HALL
POWDER
CAB
LIN
MASTER BATH
TUB
DECK @ TUB
6'-0"
SHOWER
CONSULT ARCHIT FOR ALT DRAIN LOC IF REQ'D
REF INT ELEVS FOR PARTIAL HT WALLS.
SOLID BATT WALL
SOLID CORE SLAB, TO PAINT
SHLVS
MASTER W.I.C.
2 RODS 1SH
MASTER BEDROOM
DAYBED
MASTER SITTING
6' HIGH CAB - REF INT. ELEVATIONS
3'-2" (VERIFY)
8" 6'-4" (VERIFY) 16" 2'-2"
4'-0"
LIVING
SCREENED PORCH
1 MAIN LEVEL FLOOR PLAN
1/4"=1'-0"
PLAN NORTH

Figure 5 Granger House original elevations

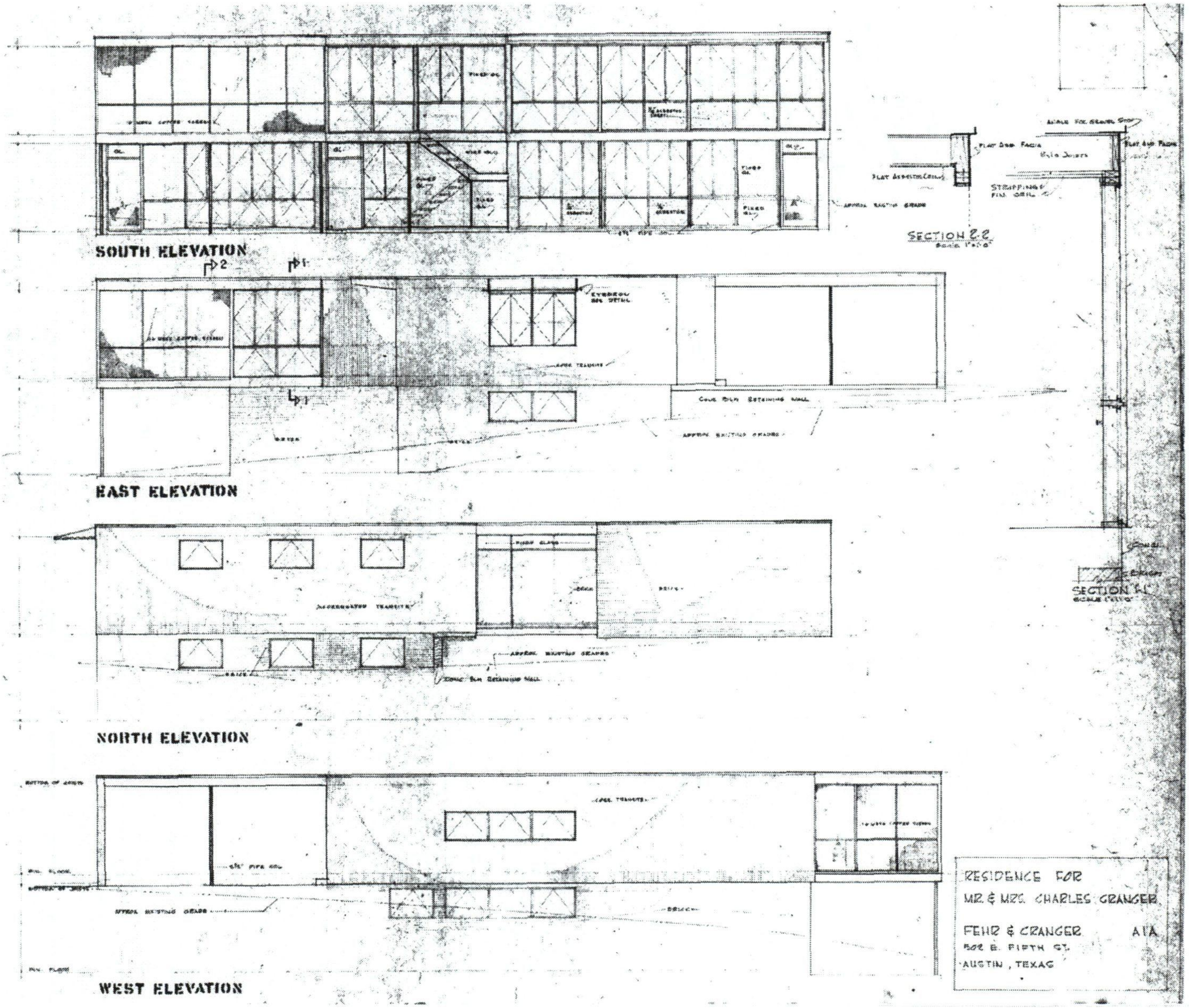

SOUTH ELEVATION
EAST ELEVATION
NORTH ELEVATION
WEST ELEVATION
FLAT ASB. FASCIA
FLAT ASBESTOS CEILING
STRIPPING & FIN. CEIL.
APPROX. EXISTING GRADE
SECTION 2-2
SECTION 1-1
CONC. BLK. RETAINING WALL
RESIDENCE FOR
MR. & MRS. CHARLES GRANGER
FEHR & GRANGER AIA
502 E. FIFTH ST.
AUSTIN, TEXAS

Figure 6 Granger House original section

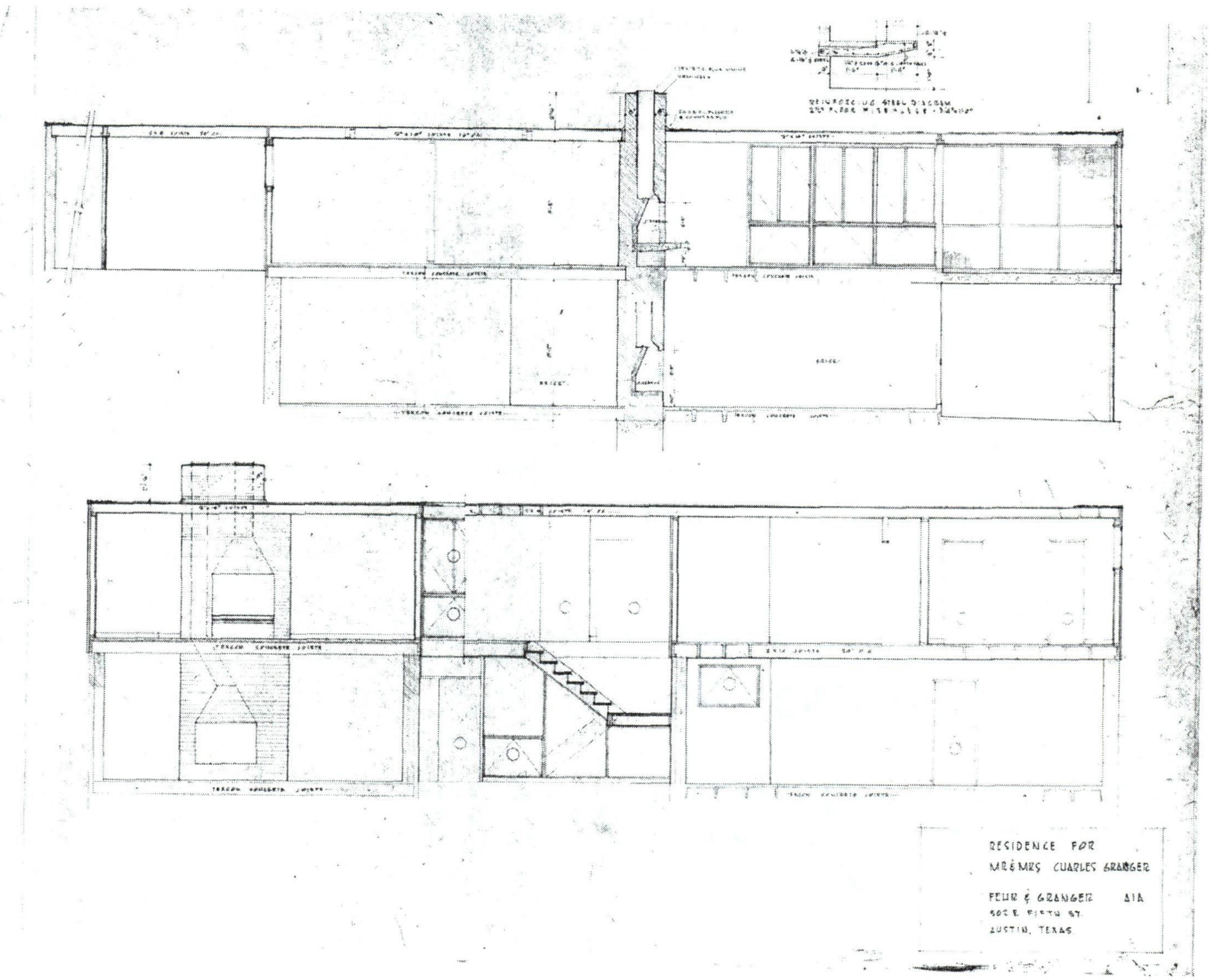

REINFORCING STEEL DIAGRAM
RESIDENCE FOR
MR & MRS CHARLES GRANGER
FEHR & GRANGER AIA
502 E. FIFTH ST.
AUSTIN, TEXAS

Figure 7 Granger House historic photo south elevation

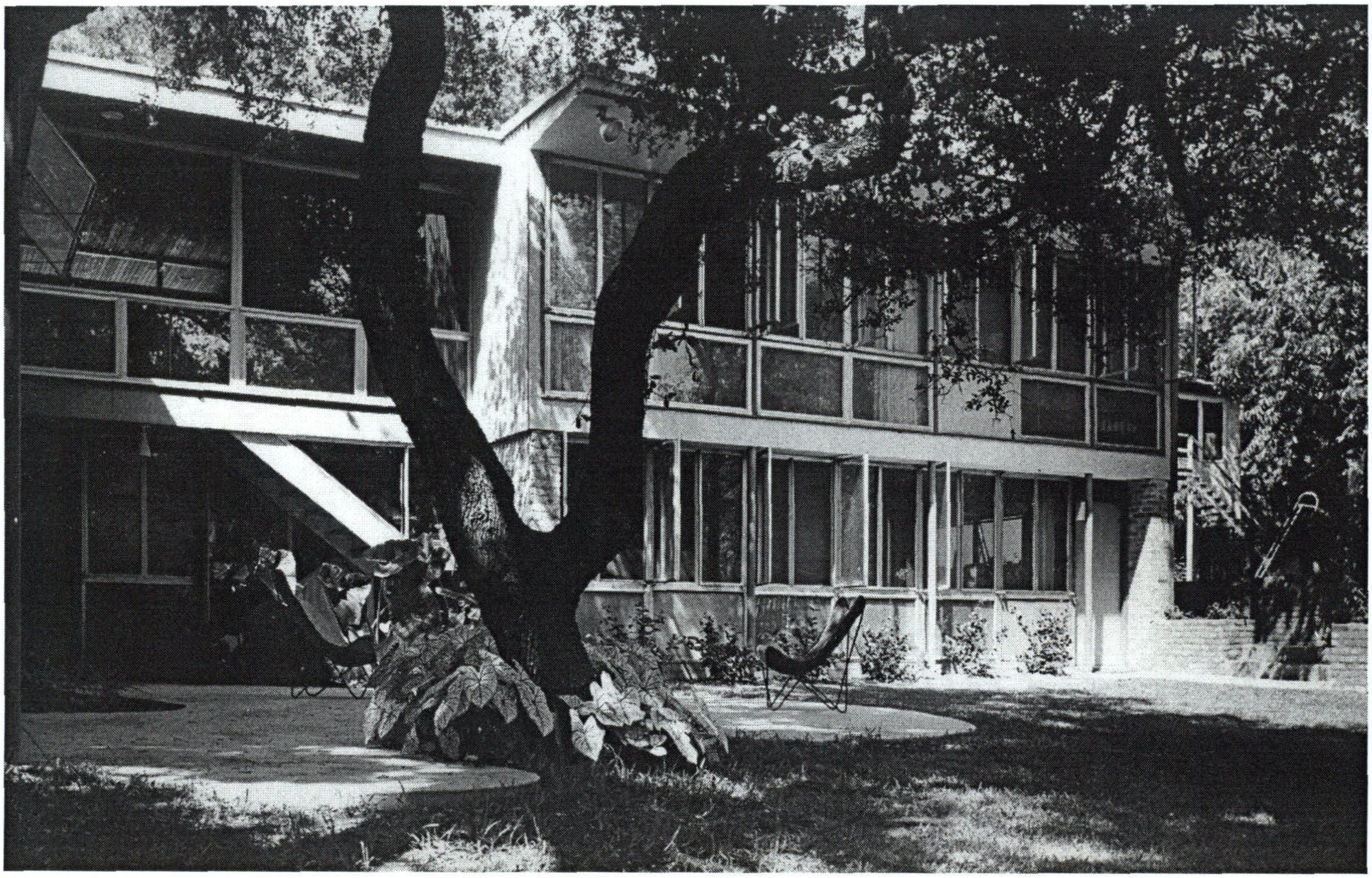
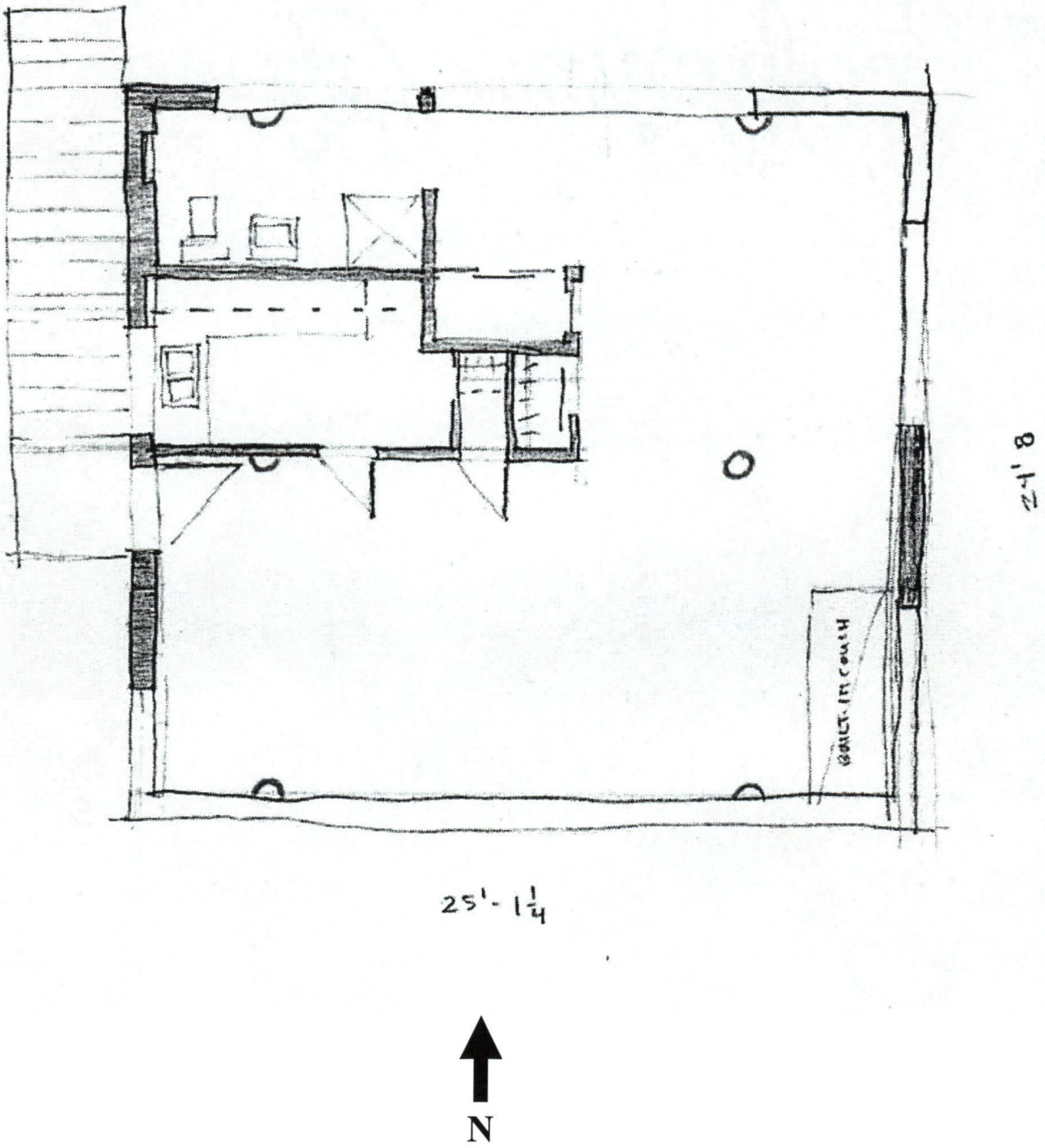
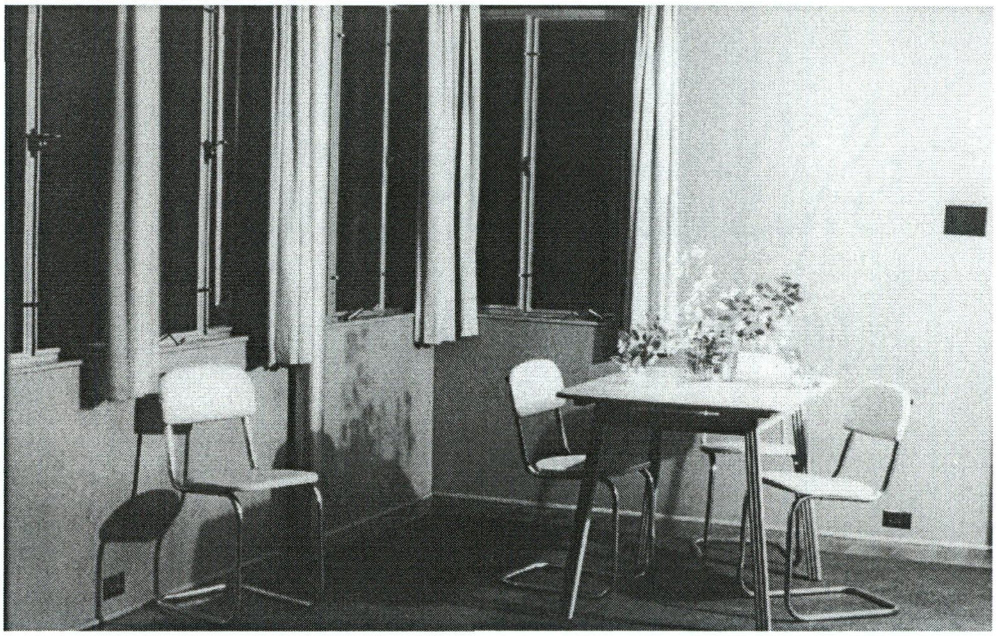


Figure 8 Perch floor plan (not to scale)



Figures 9 and 10 Perch historic interior views



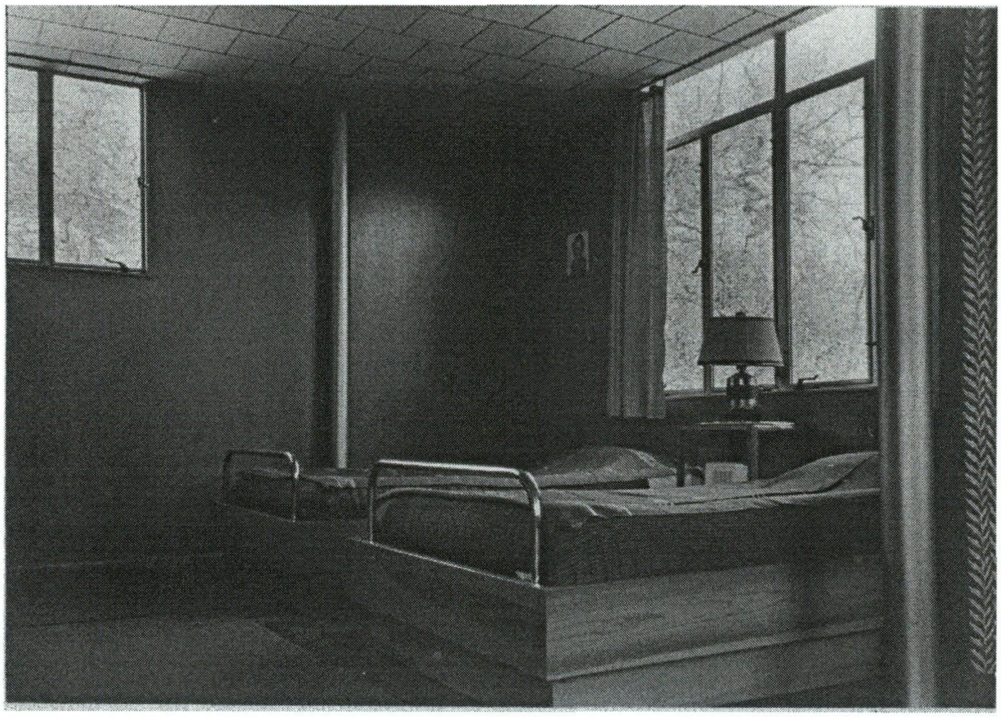
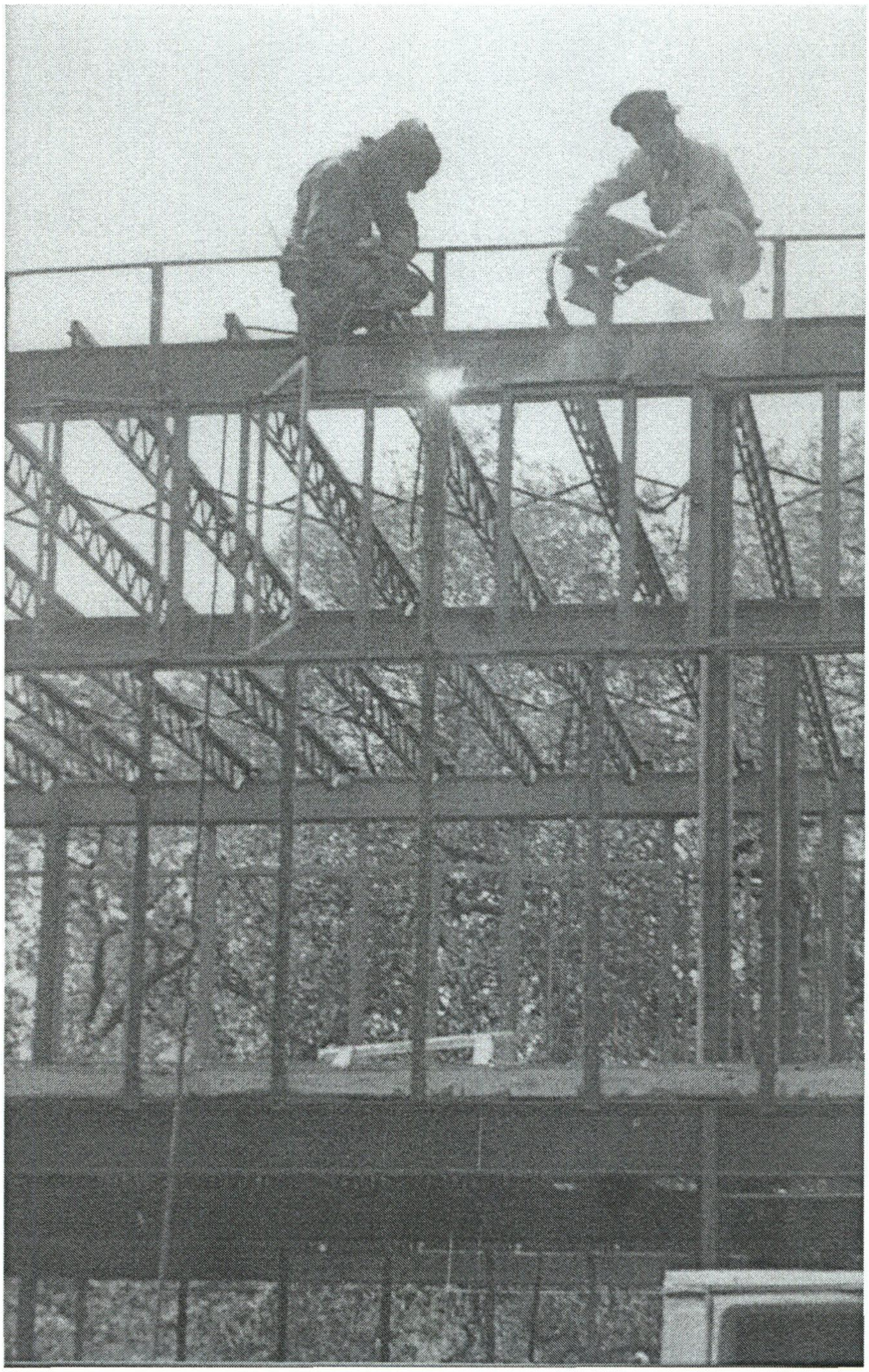
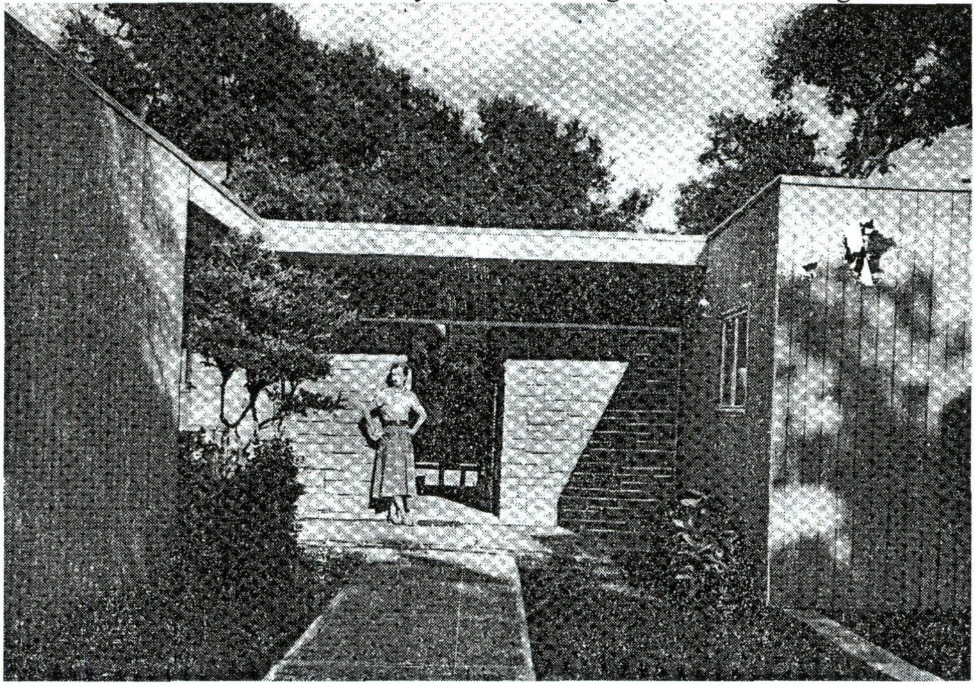


Figure 11 Perch construction Photo of welded steel frame



Figures 12 and 13 The 1953 Breard House in Dallas by Fehr and Granger (Dallas morning News 24 May 1953)



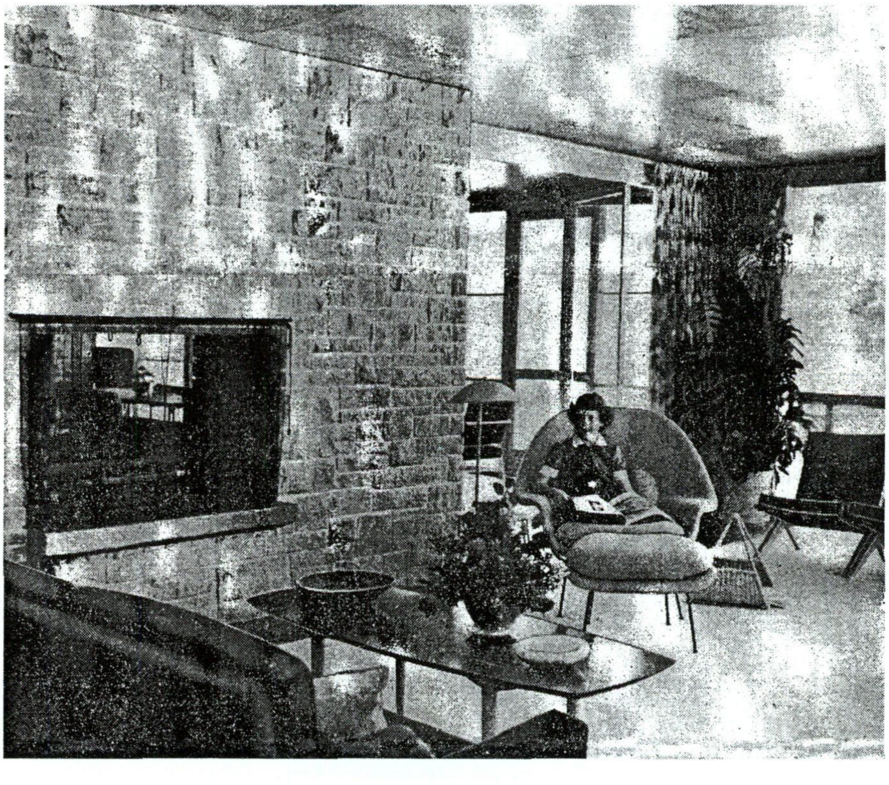
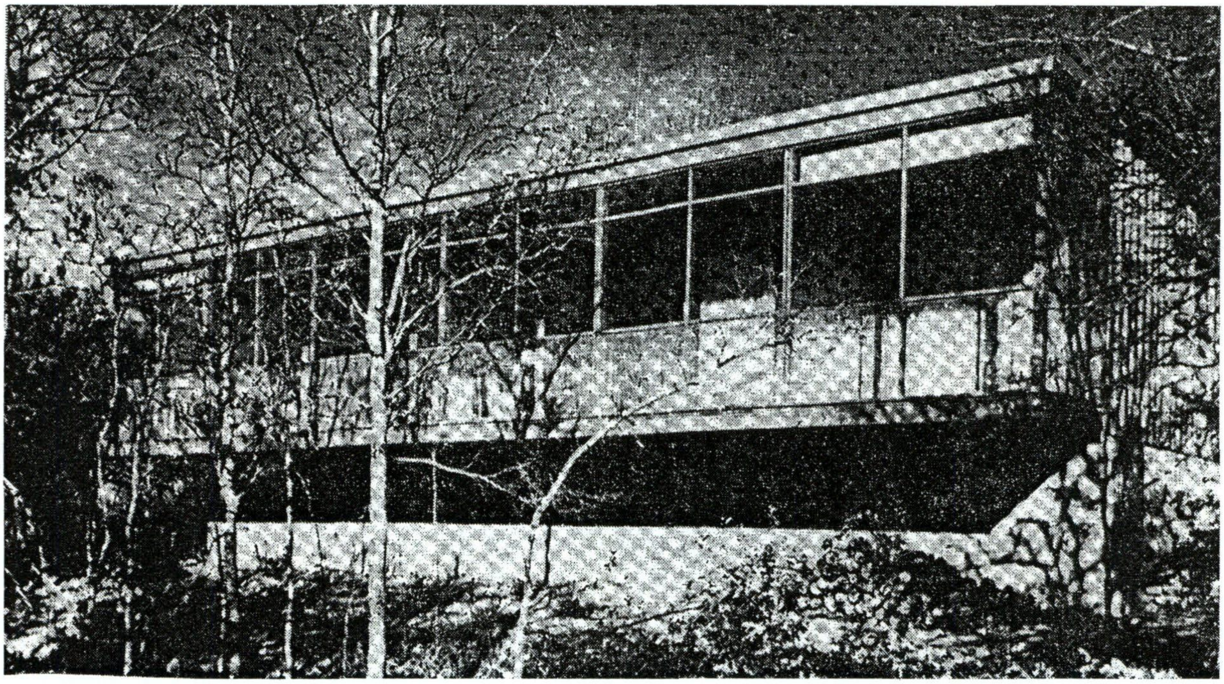


Figure 14 The Joseph Sneed House, Austin won the TSA's award of merit in 1953



PHOTOGRAPH INVENTORY
The following information applies to all photographs unless otherwise noted:

Address: 805 16th Street
City, County, State: Austin, Travis County, Texas
Date of Photographs: April 2004
Photographer: Ely Merheb-Emanuelli
Location of Negatives: Texas Historical Commission
1511 Colorado, Austin, TX 78701

Photo Number: 1 of 4
Name: Granger House
Description: Camera facing south

Photo Number: 2 of 4
Name: Granger House
Description: Camera facing northwest

Photo Number: 3 of 4
Name: The Perch
Description: Camera facing southeast

Photo Number: 4 of 4
Name: The Perch
Description: Camera facing southeast

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Granger House and the Perch

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Travis

DATE RECEIVED: 10/19/06
DATE OF PENDING LIST: 11/06/06
DATE OF 16TH DAY: 11/21/06
DATE OF 45TH DAY: 12/02/06
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 06001083

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

✓ ACCEPT ___ RETURN ___ REJECT 11·29·06 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the National Register

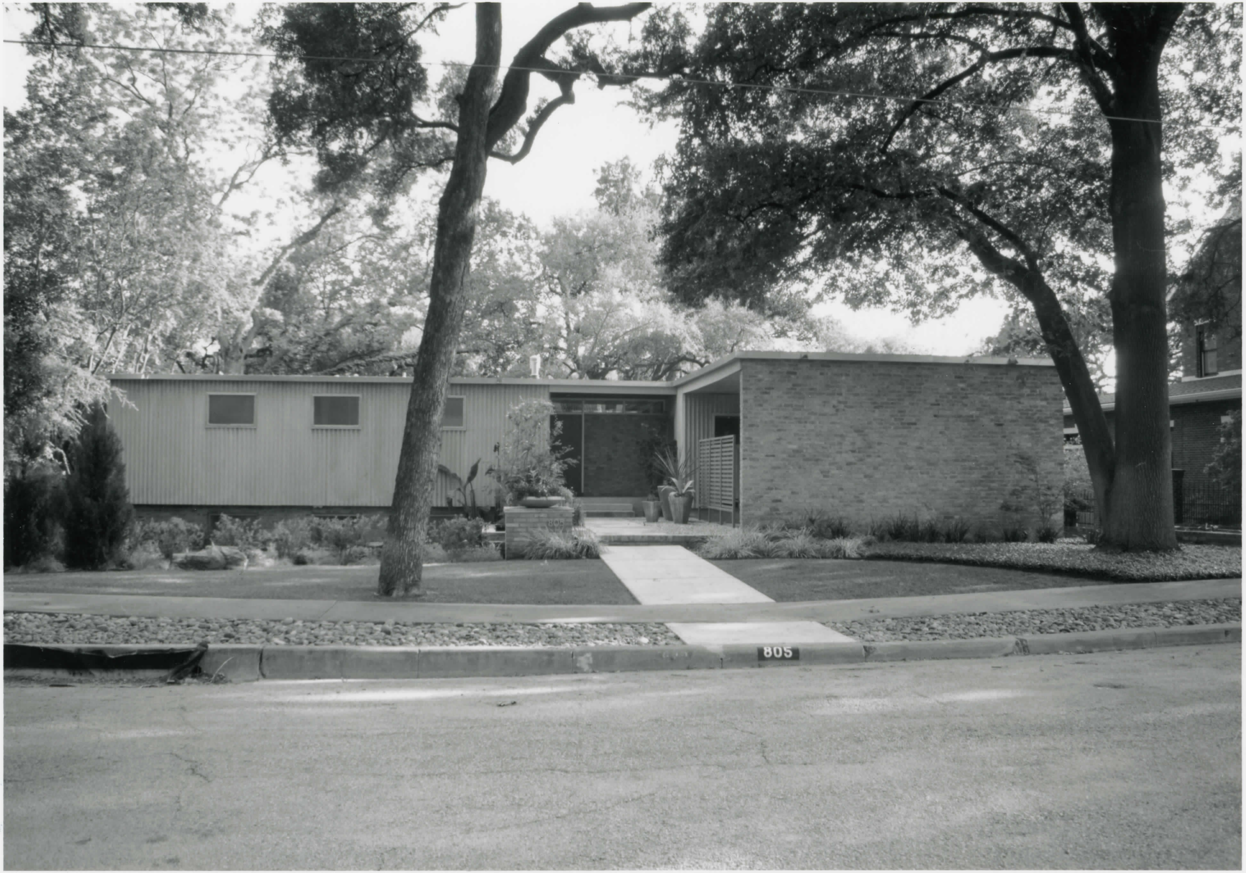
RECOM./CRITERIA ______________

REVIEWER ______________ DISCIPLINE ______________

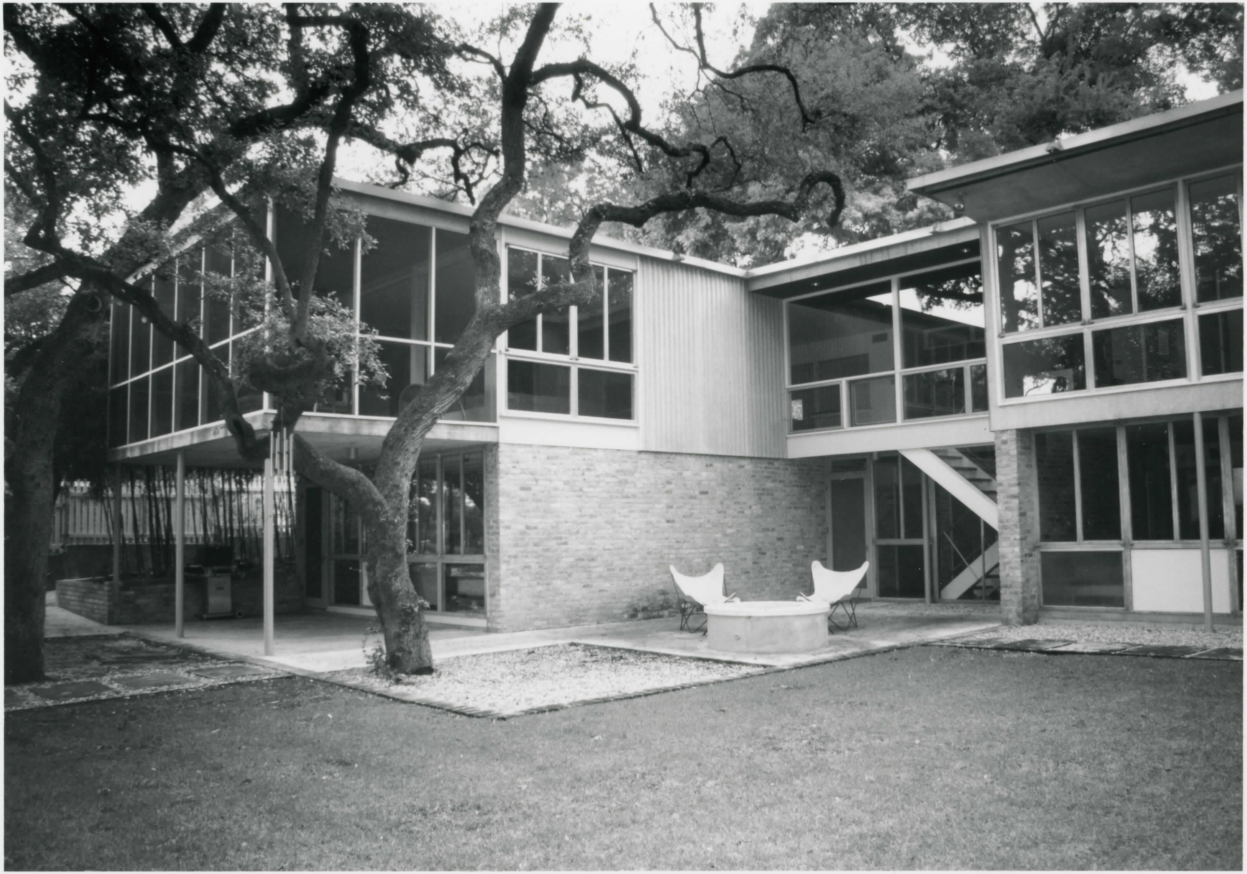
TELEPHONE ______________ DATE ______________

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.


805

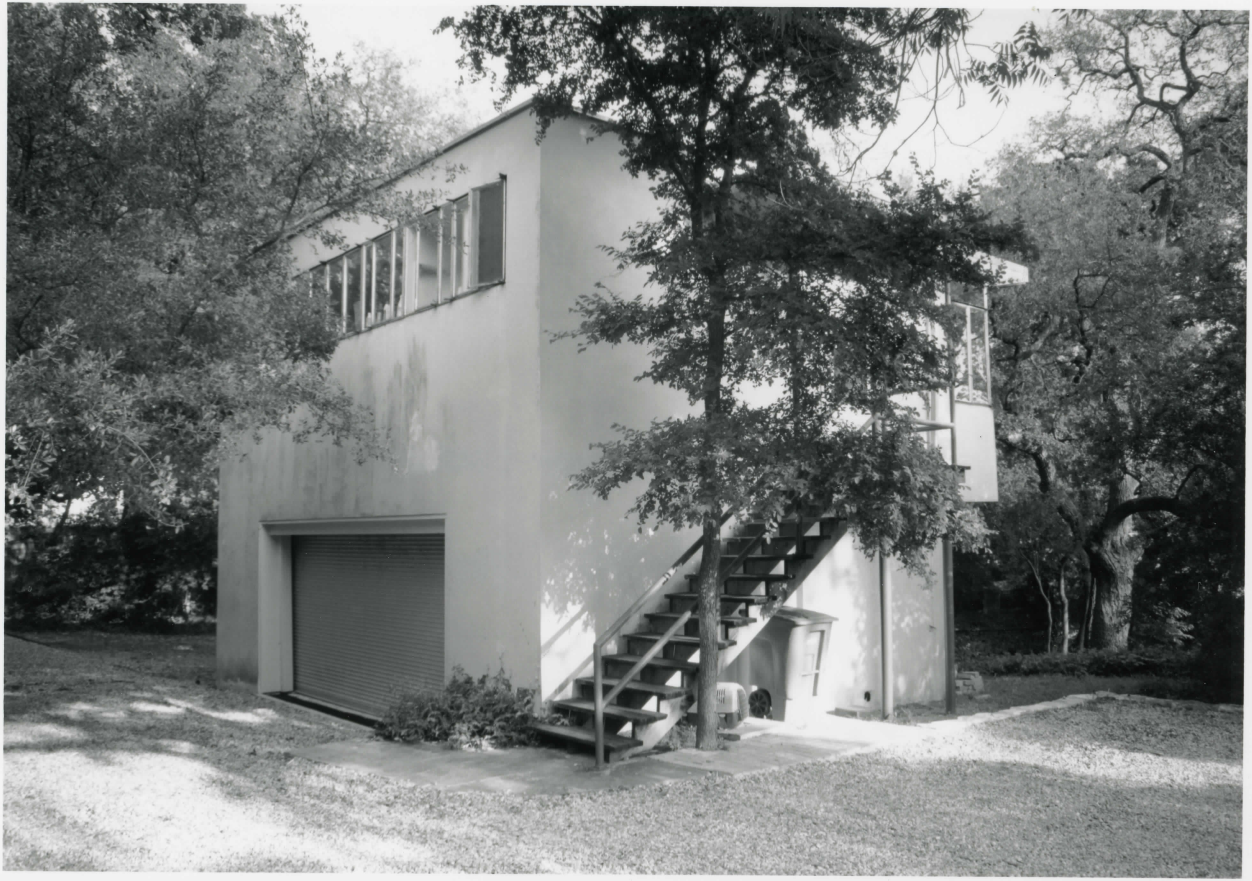
Granger House and The Perch
Austin, Travis Co., TX
1 of 4



Granger House and The Perch

Austin, Travis Co., TX

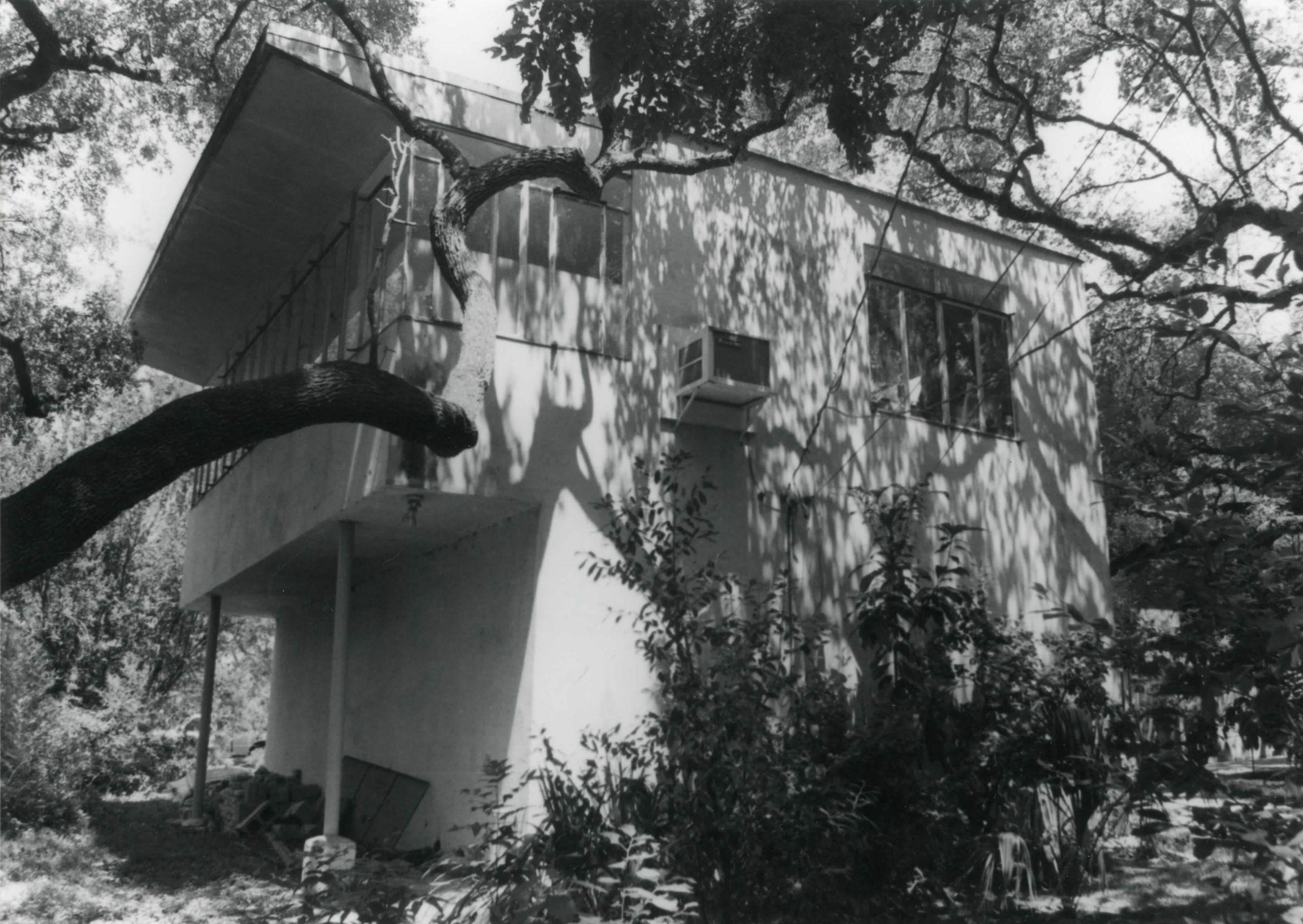
2 of 4



Granger House and The Perch

Austin, Travis Co., Tx

3 of 4



Granger House and The Perch

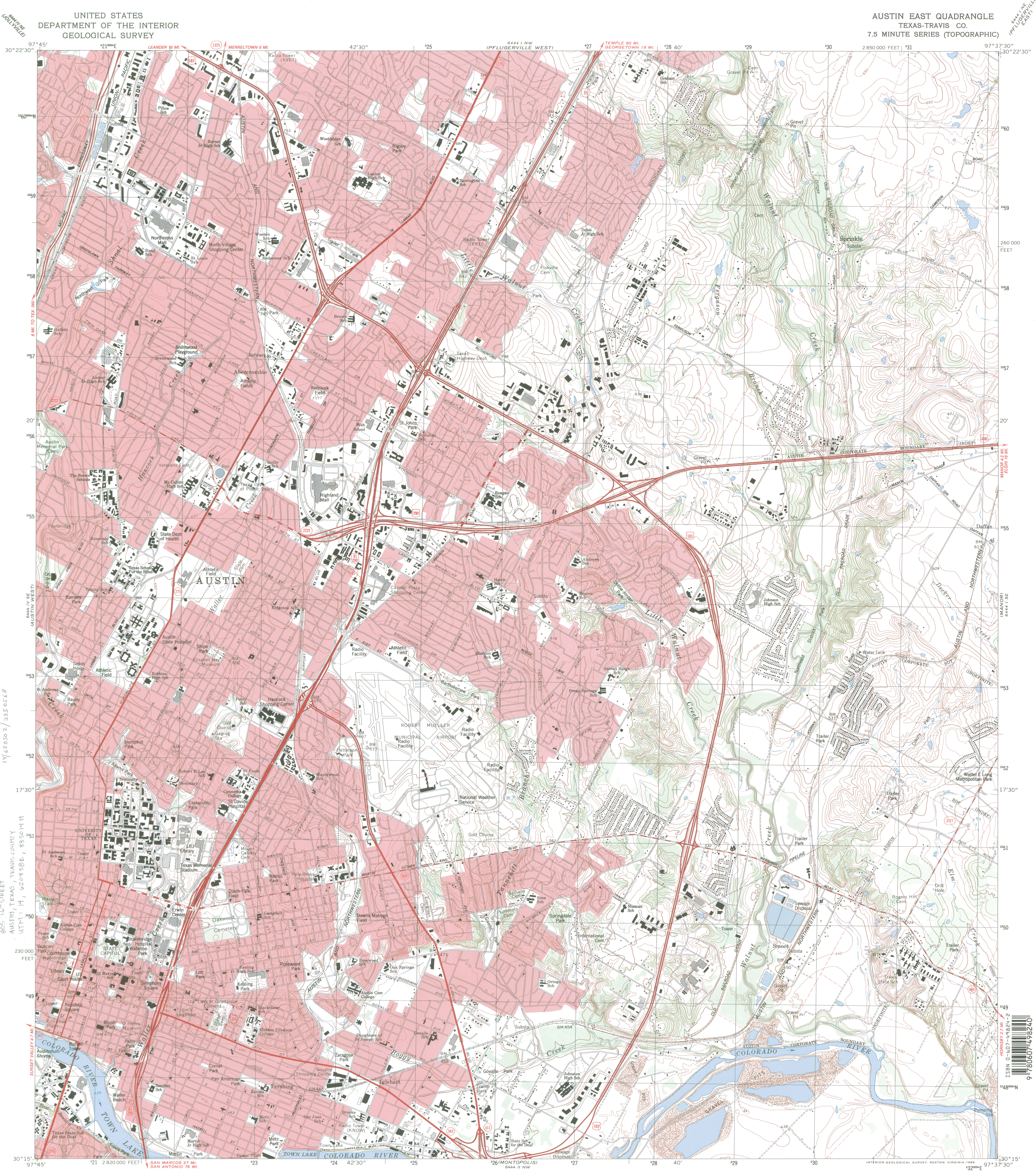
Austin, Travis Co., TX

4 of 4

Kodak Professional PAPER • PAPIER • PAPEL

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

AUSTIN EAST QUADRANGLE
TEXAS-TRAVIS CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)


6444 IV NE (JOLLYVILLE)
6444 I NE (PFLUGERVILLE EAST)
97°45′
30°22′30″
621000mE
LEANDER 16 MI.
MERRELTOWN 6 MI.
42′30″
625
6444 I NW (PFLUGERVILLE WEST)
627
TEMPLE 60 MI.
GEORGETOWN 19 MI.
628 40′
629
630
2 850 000 FEET
631
97°37′30″
30°22′30″
3360000mN
260 000 FEET
20′
MANOR 42 MI.
ELGIN 16 MI.
6444 I SE (MANOR)
6444 IV SE (AUSTIN WEST)
AUSTIN
17′30″
230 000 FEET
3348000mN
SUNSET VALLEY 4.7 MI.
HORNSBY 2.7 MI.
COLORADO RIVER
TOWN LAKE
30°15′
97°45′
621
2 820 000 FEET
SAN MARCOS 27 MI.
SAN ANTONIO 76 MI.
623
624
42′30″
625
626 (MONTOPOLIS)
6444 II NW
627
628
40′
629
630
INTERIOR–GEOLOGICAL SURVEY, RESTON, VIRGINIA–1988
632000mE
30°15′
97°37′30″
(OAK HILL) 6444 III NE
(WEBBERVILLE) 6444 II NE

UTM correction 1/4/08
14/620502/3350568

GRANGER HOUSE + THE PERCH
805 16th STREET
AUSTIN, TEXAS, TRAVIS COUNTY
UTM: 14, 620438E, 3350141N

Mapped, edited, and published by the Geological Survey in cooperation with City of Austin

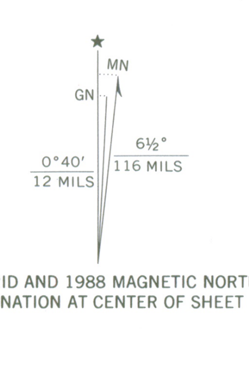
Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1952. Field checked 1954. Revised from aerial photographs taken 1985. Field checked 1986. Map edited 1988

Projection and 10,000-foot grid ticks: Texas coordinate system, central zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 14
1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 18 meters south and 28 meters east as shown by dashed corner ticks

Red tint indicates areas in which only landmark buildings are shown

Fine red dashed lines indicate selected fence lines


MN
GN
0°40′
12 MILS
6½°
116 MILS

UTM GRID AND 1988 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

1 ½ 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

QUADRANGLE LOCATION

3097-242

ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
State Route	

AUSTIN EAST, TEX.
30097–C6–TF–024

1988

DMA 6444 I SW–SERIES V882

MILLER BLUEPRINT CO.
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TEXAS
HISTORICAL
COMMISSION

Rick Perry • *Governor*
John L. Nau, III • *Chairman*
F. Lawerence Oaks • *Executive Director*

The State Agency for Historic Preservation

TO: Janet Matthews, Keeper
National Register of Historic Places

FROM: Hannah Vaughan, Historian
Texas Historical Commission

RE: Granger House and The Perch, Austin, Travis Co., TX

DATE: October 16, 2006

RECEIVED 2280
OCT 19 2006
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

The following materials are submitted regarding: The Granger House and The Perch

X	Original National Register of Historic Places form
	__ Resubmitted nomination
__	Multiple Property nomination form
X	Photographs
X	USGS map
__	Correspondence
	Other:

COMMENTS:

_____ SHPO requests substantive review

_____ The enclosed owner objections (do__) (do not__) constitute a majority of property owners

_____ Other ______________________________